

23TX935-0281

483 MARAVILLAS DRIVE, PLEASANTON, TX 78064

FILED FOR RECORD

2023 JUN -1 PM 1:45

**NOTICE OF FORECLOSURE SALE** THERESA CARRASCO  
ATASCOSA COUNTY CLERK

**Property:**

The Property to be sold is described as follows:

BY SL DEPUTY

LOT 24, MARAVILLAS SUBDIVISION, ATASCOSA COUNTY, TEXAS,  
ACCORDING TO THE MAP RECORDED UNDER DOCUMENT NUMBER  
201900010 OF THE MAP RECORDS OF ATASCOSA COUNTY, TEXAS

**Security Instrument:**

Deed of Trust dated April 24, 2020 and recorded on May 1, 2020 as Instrument  
Number 204148 in the real property records of ATASCOSA County, Texas, which  
contains a power of sale.

**Sale Information:**

August 01, 2023, at 12:00 PM, or not later than three hours thereafter, at the west  
porch to the Atascosa County Courthouse, or as designated by the County  
Commissioners Court.

**Terms of Sale:**

Public auction to highest bidder for cash. In accordance with Texas Property Code  
section 51.009, the Property will be sold as is, without any expressed or implied  
warranties, except as to warranties of title, and will be acquired by the purchaser at its  
own risk. In accordance with Texas Property Code section 51.0075, the substitute  
trustee reserves the right to set additional, reasonable conditions for conducting the  
sale and will announce the conditions before bidding is opened for the first sale of the  
day held by the substitute trustee.

**Obligation Secured:**

The Deed of Trust executed by CARMEN REINA secures the repayment of a Note  
dated April 24, 2020 in the amount of \$171,830.00. NATIONSTAR MORTGAGE  
LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd.,  
Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and  
Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant  
to a servicing agreement and Texas Property Code section 51.0025, the mortgagee  
authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:**

In accordance with Texas Property Code section 51.0076 and the Security Instrument  
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute  
trustees listed below.



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.




Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, , declare under penalty of perjury that on the 1 day of June 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ATASCOSA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).